

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Development Review**

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## ***November 18, 2002 DRC Meeting***

Meeting convened at 2:10 PM.

**Present:** Robbie Rogers-Director, Richard Helms-Acting Chairperson and Development Coordinator, Tom Mountain-Coastal Engineering, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Skip Lukert-Building Official, Terry Neal-Attorney, Bill Gulbrandsen-Fire Services Director and Alysia Akins-Committee Secretary.

Mrs. Rogers moved to approve the DRC minutes of October 28, 2002, subject to the correction of removing Keith Hunter's name from the members present. Mrs. Keenum seconded the motion and the motion carried.

### **Old Business-**

None

### **New Business-**

#### ***The Villages of Sumter: Unit 77***

#### ***Major Development***

#### ***Preliminary Plan Review***

Ron Grant and Marty Dzuro, Grant and Dzuro, and Lori Webb-Paris and Anne Landman, Miller Sellen Conner and Walsh, were present and requesting preliminary approval on a 36-lot subdivision. Emergency fire access, hydrants, cul-de-sacs and easements were discussed. The proposed variance requests were discussed and reviewed. Mrs. Rogers has met with Public Works, David Springstead and Ralph Warnock regarding the variance requests. The Committee discussed changing the proposed 6-month period for grassing and mulching to 3 months. Erosion control, pace of construction and restrictive covenants were discussed. The variance requests need to be added to the restrictive covenants as stated in the variances. The County Engineer found the preliminary plans to be acceptable. The differences in each set of restrictive covenants were discussed. Attorney Neal will coordinate with Mr. Grant regarding the standard form for the restrictive covenants. Water retention and maintenance were discussed. The applicants were asked to submit a revised preliminary plan reflecting the requested corrections prior to engineering review. The applicants were also asked to address lighting on the revised plans.

Mr. Mountain moved to approve the request for preliminary review, subject to all engineering and staff's comments being addressed on the revised preliminary plan and the submittal of the revised restrictive covenants. Mrs. Rogers seconded the motion and the motion carried.

These requests will go before the BOCC for approval at the Dec. 10, 2002 meeting.

***The Villages of Sumter: Unit 78***

***Major Development***

***Preliminary Plan Review***

Ron Grant and Marty Dzuro, Grant and Dzuro, and Lori Webb-Paris and Anne Landman, Miller Sellen Conner and Walsh, were present and requesting preliminary approval on a 63-lot subdivision. The revised variance requests were submitted and reviewed. The proposed 10' easement for a 60" drainage pipe was discussed. The Engineer recommended a 20' easement for that size pipe due to the needed adequacy. Public Works agreed to the proposed 10' easements and felt they were adequate. The restrictive covenants were discussed. The Committee discussed providing an alternate emergency exit/entrance. The project boundaries were discussed. There will be an additional access road provided at the charter school. The lengths of the cul-de-sacs and golf course were discussed. Setbacks were also discussed. The applicants were asked to show corrections in the legal description on a revised site plan. The Public Works Director has approved the Type III asphalt, but the Engineer has not made a recommendation yet. Street lighting was discussed.

Mrs. Rogers moved to approve the preliminary plan, subject to all corrections discussed. Mrs. Keenum seconded the motion and the motion carried.

***The Villages of Sumter: Unit 79***

***Major Development***

***Preliminary Plan Review***

Ron Grant and Marty Dzuro, Grant and Dzuro, and Lori Webb-Paris and Anne Landman, Miller Sellen Conner and Walsh, were present and requesting preliminary approval on a 169-lot subdivision. Corrections to the legal description and street lighting were discussed. The 10' drainage easements were discussed regarding the size of the drainage pipes. The Engineer has no comment on the Type III asphalt at this time. Attorney Neal requested verification on the restrictive covenants. The Committee discussed the need for individual subdivisions as opposed to one development.

Mrs. Rogers moved to approve the preliminary plan, subject to all Committee comments. Mr. Lukert seconded the motion and the motion carried.

***The Villages of Sumter: Arlington Villas***

***Major Development***

***Preliminary Plan Review***

Ron Grant and Marty Dzuro, Grant and Dzuro, and Lori Webb-Paris and Anne Landman, Miller Sellen Conner and Walsh, were present and requesting preliminary approval on a 72-lot subdivision. The distance of turnarounds was discussed. The unattached concrete slabs were questioned due to being over drainage easements. A dead-end turnaround shown on the plans is not to Code. Past requirements regarding turnarounds were discussed. Villas have private streets. Possible safety hazards and restrictive covenants were discussed. An emergency access through the school will be shown on the revised plans. There will be no walls in this villa. There are needed corrections on the legal description. Street lighting was discussed. The Committee discussed extending the blind end streets 20' past the last driveway to allow for a 3-point turn for emergency vehicles.

Mrs. Keenum moved to approve the preliminary plan, subject to all comments being addressed on the revised preliminary plan. Mrs. Howard seconded the motion and the motion carried.

Mrs. Rogers excused herself at 3:00 and returned to the meeting at 3:10.

***The Villages of Sumter: Belmont Villas***

***Major Development***

***Preliminary Plan Review***

Ron Grant and Marty Dzuro, Grant and Dzuro, and Lori Webb-Paris and Anne Landman, Miller Sellen Conner and Walsh, were present and requesting preliminary approval on a 52-lot subdivision. The Committee recommended extending the streets 20' past the last driveway, same as previous villa. Rear lot easements for drainage were discussed. Easements, pavement radii, aprons, restrictive covenants, emergency access, legal description and lighting were discussed. Traffic is designed to flow one-way, however, the streets are two-way streets. The entrance will be revised to allow for a wider right-of-way and pavement for emergency access.

Mrs. Rogers moved to approve the preliminary plan, subject to all comments being addressed on the revised preliminary plan. Mrs. Howard seconded the motion and the motion carried.

***The Villages of Sumter: Hialeah Villas***

***Major Development***

***Preliminary Plan Review***

Emergency access concerns were discussed. Revised language in the restrictive covenants was also discussed. The Engineer's comments have been addressed. Street lighting and the legal description were discussed.

Mrs. Rogers moved to approve the preliminary plan, subject to all comments being addressed on the revised preliminary plan. Mr. Mountain seconded the motion and the motion carried.

**Public Forum-**

*None*

The next meeting is tentatively scheduled for December 2, 2002.

Mrs. Keenum moved to adjourn. Mrs. Rogers seconded the motion and the motion carried.

The meeting adjourned at 3:23 PM.